

Planning & Community Development Department · City of Manchester, New Hampshire

Submission Date:
5/26/2022

☒ Site Plan
☐ Planned Development
☐ Subdivision
☐ Not Applicable

Name: 351 Chestnut Street, LLC
Address: 351 Chestnut Street
Manchester, NH 03101
Phone: 603-770-5400
E-mail address: frinchnh@gmail.com

☒ Use
☐ Parking Reduction
☐ Accessory Dwelling Unit
☐ Special Lot Size in the R-2 District

Scott Shaw
Lincoln Ave
Capital

Address: 50 Commercial Street
Manchester, NH 03101
Phone: 603-668-8223

Location/Address of Property:
351 Chestnut Street

Have all required application fees been submitted? (Refer to Appendix A) ☒ Yes ☐ No
Have all required application materials been submitted? (Refer to Appendix F) ☒ Yes ☐ No
Have written requests been submitted for all waivers sought? ☒ Yes ☐ No

Ward: 3

Certification, Permission, and Authorization: *As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and F or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to ~~represent my interests before the City in connection with this application.~~*

☐ Yes Case # ZBA2022-031
☐ No

Signature of Property Owner, Trustee, or Officer (Not Agent)

Printed Name and Title, if any

Materials submitted:

- ☐ Written Description
- ☐ Plans (Full Sized- 22" X 34")
- ☐ Reduced Plans
- ☐ Abutters List
- ☐ Application Fees
- ☐ Postage Fee
- ☐ PDF Files
- ☐ Deeds
- ☐ Criteria Addressing Article
- ☐ 12 of Zoning Ord
- ☐ Other

Fees:

Application Fee _____
Add Review Fees: _____
Abutter Notices: _____
Total: _____

Conditional Use Project Number:

Receipt Stamp:—

APPENDIX F**APPLICATION CHECKLIST FOR CONDITIONAL-USE PERMIT REVIEW****I. SUBMISSION ITEMS**

- ☒ Application form signed by the applicant and owner of record of the property;
- ☒ Abutter List including the names and mailing addresses of all abutting owners of record as defined in RSA 672:3;
- ☒ The application shall be accompanied by a check or cash to include all fees required by Appendix A;
- ☒ 6 copies of a plot plan or site plan drawn to scale that shows the existing conditions of the property and any proposed changes to the property, including the lot, building, parking (8.5' x 18.5'), setbacks, driveways, streets, etc.;
- ☒ 1 copy of the deed with description of lot. (Deed prior to 1965 if a new building or a subdivision.);
- ☒ 1 copy of the tax map and a current property card, which may be purchased from the Assessor's Office, located at One City Hall Plaza-West Wing, Manchester, NH 03101;
- ☒ 6 copies of the floor plans, models or pictures of the proposal. Elevations are required for any new construction (including additions);
- ☒ 1 signed affidavit from the owner, if the owner is not the applicant and the agent;
- N/A ☐ A list of all tenants in the building and the square footage used by each tenant;
- ☒ 1 copy of a letter to the Planning Board addressing items in Article 12.05 Hearing and Decision (A-H) of the Zoning Ordinance for the City of Manchester.

II. DIGITAL FILE FORMAT

- ☒ All plans must be submitted as a PDF file, one file for each plan. They are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.



FUSS & O'NEILL

May 31, 2022

Ms. Pamela Goucher
City of Manchester Planning Department
One City Hall Plaza
Manchester, NH 03101

Re: Site Plan Application
351 Chestnut Street – Residences at Chestnut – Building 1
Tax Map 73 Lot 1
Fuss & O'Neill Reference No. 20211191.A10

Dear Ms. Goucher:

On behalf of our client, Lincoln Capital Acquisition, LLC please find enclosed materials for a Site Plan Application to the Planning and Community Development Department. This project is proposing a Residential Multifamily Building with up to 98 units upon the above referenced lots. The current 0.7 acre lot is the location of the former City of Manchester Police Department, which is proposed to be demolished. A proposed 5-story residential unit building with parking garage under will be constructed on the lot with associated site features, grading, and utilities. See below for detailed information regarding the development.

Site Plans Attached:

- Site Plan Set entitled "Residences at Chestnut, Building 1, Site Development Drawings; Tax Map 73 Lot 1; 351 Chestnut Street; Manchester, New Hampshire 03101" Revision date April 29, 2022

Lot Configuration and Existing Information:

Currently the property consists of a vacant building, and surface parking lot. Tax Map 73 Lot 1 has a physical address of 351 Chestnut Street. The existing vacant building was formerly the two-story City of Manchester Police Department with parking garage under. The property is located in the CBD zoning district and Ward 3.

The Gateway Building
50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469
www.fando.com

California

Connecticut

Maine

Massachusetts

New Hampshire

Rhode Island

Vermont

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Zoning

The project was granted a variance ZBA2021-070 from "Article 8.04 – Multifamily Density" on April 14, 2022. The variance was to allow up to 110 units was granted, where 98 units are currently proposed. Case # ZBA 2022-031

A variance for the sight distance triable was also obtained, however the building has been designed with a chamfered first floor to provide the required site distance

Demolition/Removal

The former Police Department building is proposed to be demolished. Removal of the connector footbridge/breezeway will be coordinated with the abutting fire department to maintain their egress doors appropriately.

Proposed Development

351 Chestnut Street LLC, is proposing to construct a 5-story, multi-family residential building with 98 units. The main entry will be at the corner of Merrimack and Chestnut Street. The building finish floor will be staggered such that the amenity level is at the Merrimack Street grade, 4 feet higher than the garage level. The first floor will level and sit above the amenity and garage levels. The private parking garage will be accessed off of the garage access drive aisle, entering one way from Manchester Street and exiting onto Merrimack Street. Residential units and a courtyard will be constructed above the parking garage.

Located in the CBD District, the existing curb line of all surrounding streets were maintained. The project is a proposing a to maintain the existing 10'± sidewalks off of Chestnut Street and Merrimack Street, and the existing 6'± off of Manchester Street. Tree wells are proposed every 50ft ± along Chestnut Street (if underground electric services allow).

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Use/Conditional Use Permit

A conditional use permit is required for Multifamily use in the CBD. See below to address items 12.05 A-H

A. The use is specifically authorized by Article 5, Section 5.10 or 5.11, Table of Principal Uses or Table of Accessory Uses as a conditional use;

Multifamily is allowed within the CBD with a Conditional Use Permit.

B. If completed, the development in its proposed location will comply with all requirements of this Article, and with specific conditions or standards established in this ordinance for the particular use;

The development will comply with site plan regulations. A variance was granted for increased density, which is in line with the master plan and expected upcoming zoning amendments.

C. The use will not materially endanger the public health or safety;

The buildings and site will be designed with standard engineering practice to be a safe, attractive development. Multifamily is appropriate on this parcel and adequate sidewalks and services exist in the neighborhood. The use will have no effect on public health or safety.

D. The use will not substantially de-value abutting property;

Abutting property values will rise as this will be an attractive, functional, appropriate use for the neighborhood

E. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;

Multifamily in the Central Business District is compatible with surrounding uses. The only direct abutter is the fire station. Other uses are across the street but also compatible as this is a use where mixed uses are encouraged.

F. The use will not have a substantial adverse impact on highway or pedestrian safety;

The project will improve pedestrian access by widening sidewalks. Existing signals and crosswalks existing for pedestrian safety. Traffic generation will be low, thereby having no adverse impact on vehicular traffic.

G. The use will not have a substantial adverse impact on the natural and environmental resources of the City; and

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The existing parcel is fully developed. A redevelopment will have no impact on the natural or environmental resources of the city. Stormwater will be reduced or match existing. Sewer systems in the area are adequate to support stormwater flows.

H. Adequate public utilities and community facilities are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

The project is located in the central business district which has a plethora of options for public and community facilities. Bus routes are located directly adjacent to the project. Elm Street is walking distance with many options for shops, restaurants, groceries, etc. Other community facilities are located within walking distance in the downtown core and surrounding neighborhoods.

Parking

The parking garage access drive is one way directional, the entrance is accessed from Manchester Street and vehicles will exit onto Merrimack Street. Residents will access the 35-40 parking space garage, with three (2) ADA parking spaces. Note that the parking layout is subject to change once the structural design with columns is completed. The entrance consists of two 12ft. lanes, one in and one out. Spaces measure 18.5'x8.5', ADA spaces measure 20'x9', and drive aisles are a minimum of 20ft. wide, but as noted above, these are subject to change upon final structural design. As in current conditions there is also the ability to utilize surrounding on-street parking. This works out to be approximately 0.46 to 0.52% parking ratio

Traffic Study

Refer to the traffic study (under separate cover) for details related to the traffic impact and mitigation.

Drainage

The current site is 95% impervious (building, pavement, and concrete) with the other 5% being planter beds and small landscaped areas around the perimeter. Both roof drainage and on-site catch basin/drainage runs are directly connected to the City storm drainage system. The entirety of the project runoff currently makes its way into City storm drainage, and proposed drainage patterns will continue to do so.

The site is implementing an internal courtyard that will contain landscaped areas, adding "greenspace" to the project. A slight decrease occurs in the City of Manchester 25-year storm analyzed. The roof runoff will be collected and discharged via a main drainage trunk line under the garage. The garage runoff will be minimal, considering it will be only runoff that sheets off vehicles

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and snow melt. This garage runoff will be collected in catch basins/floor drains and routed through an oil/water separator then discharged to the City Sewer as typical with all parking garages.

Landscaping

Landscaping design has been designed within the internal court yards layout and the street tree-wells, refer to the plan set for permitting level plans.

Lighting

There are no parking areas, so all lighting will be provided by the MEP engineer for safety at doorways and the garage entry drive.

Trash

The refuse bins will be stored in the garage and wheeled up to a trash holding room off of the drive aisle for the waste management company to pick up.

Utility Upgrades

The applicant is currently coordinating with Liberty Utilities and Eversource for natural gas and electric connections. Domestic sewer will be collected via a trunk line and discharged to the City sewer main within Merrimack Street. A NHDES Sewer permit application will be submitted upon initial review and coordination from DPW. Water connections will be coordinated with Manchester Water Works.

Architectural Drawings

Architectural plans are located within the plan set. Simple building renderings are anticipated to be submitted prior to the Planning Board Hearing.

Permits & Committees

- Zoning – ZBA 2022-031 approved
- Planning Board:
 - Site Plan - The project will require site plan approval from the planning board
 - Conditional Use Permit – The project requires a conditional use permit for the multifamily use
- NHDES Sewer Connection Permit

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Enclosed with this Submittal Letter are the Following Application Materials:

- Site Plan Application & Checklist
- CUP Application
- ZBA Approval Letter
- Application fee \$13,500.00, made out to "City of Manchester", (two separate checks) with a breakdown as follows:
 - \$300 Site Plan/Planned Development Application Fee
 - \$300 Conditional Use Permit Fee
 - \$100 Abutters Fee - 10 abutters @ \$10 each
 - Per unit fee - \$12,800
 - \$300 for the first 15 units (\$4,500)
 - \$100 each additional (83) unit (\$8,300)
- Aerial Photo
- GIS Map
- Abutters List
- Tax Assessors Card
- Copy of the Property Deed
- Traffic Generation Memo
- Two (2) Copies of the Drainage Report
- Six (6) Full Size Copies of the Site Plans
- Four (4) 11"x17" Copies of the Site Plans
- One (1) 8.5"x11" Copy of the Site Plans

Additional Items:

- Architectural Renderings will be provided prior to the Planning Board Meeting
- An electronic version has been emailed

If you have any questions or need additional information feel free to contact me at your convenience.

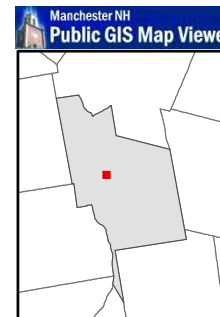
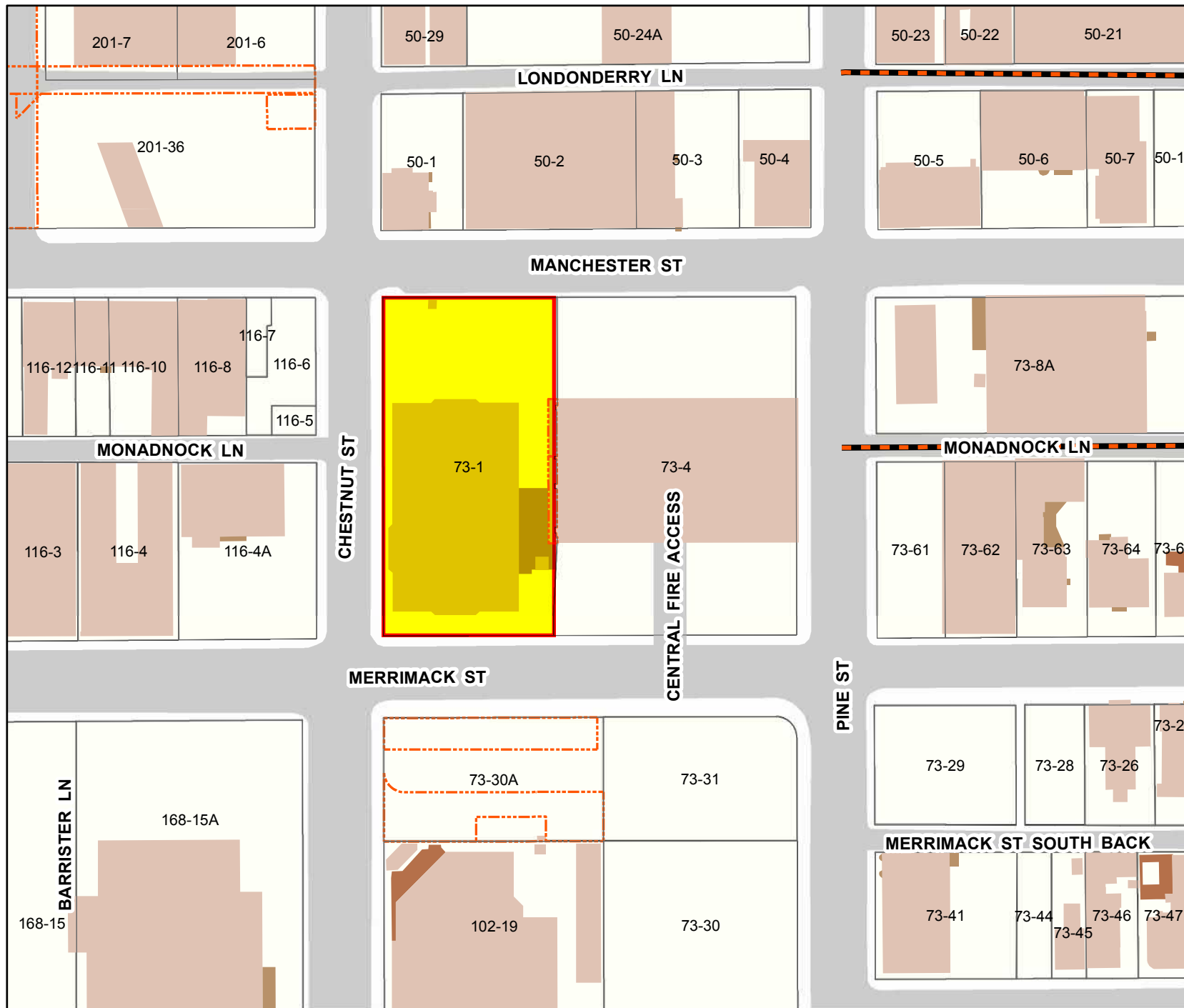
Very truly yours,



A. Cory DuBois, P.E.
Project Engineer

cc: Scott Shaw – Lincoln Ave Capital

	Map Lot	Location Address	Owner Name	Owner Address	Owner City State Zip Code	
1	116-4A	80 MERRIMACK ST	NETTLE LLC	135 SARGENT ST	WINTHROP, MA 02152	
	116-5	350 CHESTNUT ST	NETTLE LLC	135 SARGENT ST	WINTHROP, MA 02152	
	116-6	111 MANCHESTER ST	NETTLE LLC	135 SARGENT ST	WINTHROP, MA 02152	
2	168-15A	300 CHESTNUT ST	STATE OF NH DEPT OF ADMIN SERVICES	25 CAPITOL ST	CONCORD, NH 03301	
3	201-36	875 ELM ST	MIRKWOOD LLC	289 PINE ST	MANCHESTER, NH 03103	
4	50-1	363 CHESTNUT ST	CHESTER PROPERTIES, LLC	24 EASTMAN AVE STE C4A	BEDFORD, NH 03110	
5	50-2	136 MANCHESTER ST	SARNIA SEACOAST LLC	ONE HAVEN CT	PORTSMOUTH, NH 03801	
6	73-4	100 MERRIMACK ST	CITY OF MANCHESTER FIRE DEPARTMENT	100 MERRIMACK ST	MANCHESTER, NH 03101	
7	OWNER	73-30A	MERRIMACK ST	351 CHESTNUT STREET LLC	351 CHESTNUT ST	MANCHESTER, NH 03101
		73-1	351 CHESTNUT ST	351 CHESTNUT STREET LLC	351 CHESTNUT ST	MANCHESTER, NH 03101
8	APPLICANT		LINCOLN AVENUE CAPITAL MANAGEMENT, LLC SCOTT SHAW	401 WHILSHIRE BLVD, SUITE 1070	SANTA MONICA, CA 90401	
9	ENGINEER		FUSS AND O'NEILL BRIAN PRATT, PE	50 COMMERCIAL ST	MANCHESTER, NH 03101	
10	COUNSEL		SHEEHAN PHINNEY, BASS & GREEN KENNETH A. VISCARELLO, ESQ.	1000 ELM ST, 17TH FLOOR	MANCHESTER, NH 03101	

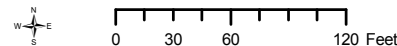


Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

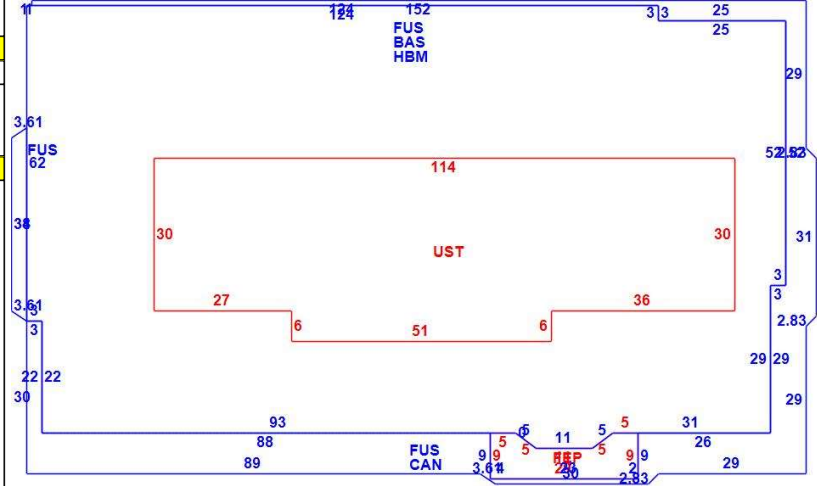


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
351 CHESTNUT STREET LLC PO BOX 443 BAND OWNERS NH 03034				1	Level	1	All Public	1	Paved	1	Urban	Description		Code	Appraised		Assessed		2017 MANCHESTER, NH VISION				
				1	Suitable			5	Curb & Gutter	9	Corner	COMMERC.		3400	1,604,300		1,604,300						
								6	Sidewalk			COM LAND		3400	155,100		155,100						
				SUPPLEMENTAL DATA						COMMERC.		3400	9,300		9,300								
				Alt Prcl ID Land Adjus NO Voided NO Total SF 31050 Zone Frontage/D No GIS ID 73-1				RAD OR C CAD = 611 Callback Lt Sketch Not NONE Land Class N Parcel Zip 03101 Assoc Pid#				Total		1,768,700		1,768,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
351 CHESTNUT STREET LLC CITY OF MANCHESTER POLICE CITY OF MANCHESTER POLICE DEPT AMOSKEAG INDUSTRIES INC				8766	2686	07-02-2015	U	I	748,900		35	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				8766	2684	07-01-2015	U	I	0		35	2021	3400	1,604,300	2021	3400	757,000	2020	3400	757,000			
				0476	0089	03-18-1884	U		500		35		3400	155,100		3400	134,700		3400	134,700			
				0218	0287	09-10-1842	U	I	0		82		3400	9,300		3400	8,300		3400	8,300			
				Total								Total		1,768,700		Total		900,000		Total		900,000	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 1,401,200 Appraised Xf (B) Value (Bldg) 203,100 Appraised Ob (B) Value (Bldg) 9,300 Appraised Land Value (Bldg) 155,100 Special Land Value 0 Total Appraised Parcel Value 1,768,700 Valuation Method C Total Appraised Parcel Value 1,768,700								
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B		Tracing			Batch													
604							C																
NOTES																							
FORMER MANCHESTER POLICE STATION						UC-CHK COMPLETE; 2016 REMODEL 1ST FLR TO																	
EL=2STOPS 1977 SPEED 125						INCLUDE 3393SF STORAGE SPACE; 840SF																	
EL=4STOPS 2005 SPEED 125						OFFICE SPACE; 3500SF OF CHURCH ASSEMBLY																	
BASEMENT=ROUGHLY HALF FINISHED &						SPACE																	
FIRING RANGE, HALF GARAGE.						ECO=INC																	
UST=THIRD LEVEL, MECHANICAL & STORAGE.																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result						
17-1816	05-19-2017	AD	Addition	40,000		100		3. IF WORK IS BEING DONE				06-28-2021	SW			98	Field Review						
16-4743	10-17-2016	CM	Commercial	3,500		100		Tenant fit up and occupancy of				07-18-2017	CK	03		11	Review Abmt						
16-1443	04-12-2016	CM	Commercial	3,000		100		Erect a 40' x 40' temporary ten				10-05-2016	RG			14	Other						
16-1157	03-30-2016	FT	FITUP	0		100		Occupy 500 sq. ft. of office spa				05-19-2016	PM			98	Field Review						
16-0334	02-02-2016	CM	Commercial	0		100		Complete project started by pr				04-08-2016	PM			05	Measur/ BP Or UC						
15-5830	12-23-2015	CM	Commercial	0	04-08-2016	100		Tenant fit up and occupancy fo				02-04-2016	AA	03	6	10	Subdivided						
15-5829	12-23-2015	CM	Commercial	0		100		Tenant fit up and occupancy of				07-30-2015	RG			21	Sale Verification						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value						
1	3400	OFFICE BLD			31,050	SF	3.33	1.00000	E	1.00	604	1.500			0		5	155,100					
Total Card Land Units					1	AC	Parcel Total Land Area: 1					Total Land Value					155,100						

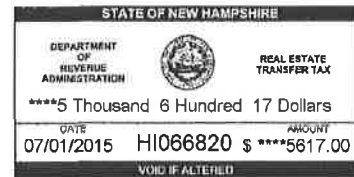
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	01	Minim/Masonry			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	04	Electric			
Heating Type	05	Hot Water			
AC Type	02	Heat Pump			
Bldg Use	3400	OFFICE BLD			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	01	HEAT PUMP			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	903C				
			MIXED USE		
			Code	Description	Percentage
			3400	OFFICE BLD	100
					0
					0
			COST / MARKET VALUATION		
			RCN		2,259,993
			Year Built		1976
			Effective Year Built		1993
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		28
			Functional Obsol		
			External Obsol		10
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		62
			RCNLD		1,401,200
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,500	2.50	2016		50		0.00	4,400
EL1	ELEVATOR-PA	B	4	35000.00	1990		62		0.00	86,800
SPR1	SPRINKLERS-	B	39,192	3.00	1990		62		0.00	72,900
PK1	PARKING SPA	L	20	0.00	2016		75		0.00	0
LT1	LIGHTS-IN W/P	L	5	1300.00	2016		75		0.00	4,900
EL1	ELEVATOR-PA	B	2	35000.00	1990		62		0.00	43,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	12,333	12,333	12,333	71.39	880,453
CAN	Canopy	0	1,810	362	14.28	25,843
FEP	Porch, Enclosed, Finished	0	216	140	46.27	9,995
FUS	Upper Story, Finished	14,251	14,251	14,251	71.39	1,017,379
HBM	Half Fin Bsmnt	0	12,333	3,453	19.99	246,510
UST	Utility, Storage, Unfinished	0	3,726	1,118	21.42	79,814
	Ttl Gross Liv / Lease Area	26,584	44,669	31,657		2,259,994



X12 Barristers Title



QUITCLAIM DEED

The City of Manchester, New Hampshire, a body corporate and politic, of One City Hall Plaza, Manchester, County of Hillsborough, State of New Hampshire 03101 for consideration paid, grants to 351 Chestnut Street, LLC, a New Hampshire Limited Liability Company, of 17 Old Manchester Road, Candia, County of Rockingham, State of New Hampshire 03034 with **Quitclaim Covenants**

Three tracts or parcels of land, with the structures thereon, located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Parcel I

A certain tract or parcel of land located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Beginning at a drill hole set at the northwest corner of the parcel herein described, said point being the intersection of the easterly sideline of Chestnut Street with the southerly sideline of Manchester Street; thence,
N89° 49' 48"E along the said line of Manchester Street 126.84' to a magnetic nail set; thence,
S00° 08' 56"E 78.68' in line with and by the westerly face of a concrete retaining wall the northerly face of supporting column A; thence,
S88° 31' 04"W 1.02' by the northerly face of supporting column A to the westerly face of said column A; thence,
S00° 12' 04"E 3.00' by the westerly face of supporting column A to the southerly face of said column A; thence,
N89° 47' 56"E 0.50' by the southerly face of supporting column A to the westerly face of the foundation wall of the exiting fire station; thence,
S00° 12' 05"E 34.05' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column B; thence,
S89° 47' 56" W 1.49' by the northerly face of support column B to the westerly face of support column B; thence,
S00° 12' 04"E 2.01' by the westerly face of supporting column B to the southerly face of said column B; thence,

N89° 47' 56"E 1.47' by the southerly face of supporting column B to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 17"E 17.94' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column C; thence,
 S89° 47' 56"W 1.49' by the northerly face of supporting column C to the westerly face of said column C; thence,
 S00° 06' 57"E 3.51 by the westerly face of supporting column C to the southerly face of said column C; thence,
 N89° 47' 56"E 1.47' by the southerly face of supporting column C to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 42"E 28.39' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column D; thence,
 The following courses and distances by the northerly, westerly and southerly faces of support column D;
 S89° 47' 56"W 1.30';
 S00° 12' 04'E 4.20';
 N89° 47' 56"E 0.77';
 S00° 12' 04 'E 2.97';
 N89° 47' 56"E 0.91' to a point at the westerly face of a concrete retaining wall;
 S02° 52' 46"W along said westerly face of concrete retaining wall 55.20' to a point; thence,
 Continuing along said retaining wall face S00° 11' 18"E 16.37' to a drill hole in the northerly line of Merrimack Street; thence,
 S89° 48' 39"W along said line of Merrimack Street 123.93' to a drill hole at the point of intersection of said line of Merrimack Street with the said easterly line of Chestnut Street; thence,
 Along said line of Chestnut Street N00° 07' 21"W 246.31' to the point of beginning.

Containing 31,050.46 square feet more or less.

Meaning and intending to convey Map 73, Lot 1 as shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15. Recorded in the Hillsborough County Registry of Deeds as Plan No. 38525.

Reserving and retaining a perpetual easement over a portion of Parcel I for the use of the driveway and driveway ramps for all driveway purposes, including but not limited to vehicular and pedestrian access and handicap access to and deliveries of any nature or type to the fire station land and building located to the east of Parcel I which easement shall run with the land and the title to such property and be binding on the grantee, its heirs and assigns and any person who shall acquire title to Parcel I. Also retaining a perpetual easement to maintain, repair, rebuild, replace, construct and reconstruct the walls and retaining walls of the fire station building. Said easements being more particularly described as follows:

Beginning at the magnetic nail set at the northeast corner of the above described parcel; thence,
 S00° 08' 56"E 78.68' in line with and by the westerly face of a concrete retaining wall the northerly face of supporting column A; thence,
 S88° 31' 04"W 1.02' by the northerly face of supporting column A to the westerly face of said column A; thence,
 S00° 12' 04"E 3.00' by the westerly face of supporting column A to the southerly face of said column A; thence,
 N89° 47' 56"E 0.50' by the southerly face of supporting column A to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 12' 05"E 34.05' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column B; thence,
 S89° 47' 56" W 1.49' by the northerly face of support column B to the westerly face of support column B; thence,
 S00° 12' 04"E 2.01' by the westerly face of supporting column B to the southerly face of said column B; thence,
 N89° 47' 56"E 1.47' by the southerly face of supporting column B to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 17"E 17.94' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column C; thence,
 S89° 47' 56"W 1.49' by the northerly face of supporting column C to the westerly face of said column C; thence,
 S00° 06' 57"E 3.51' by the westerly face of supporting column C to the southerly face of said column C; thence,
 N89° 47' 56"E 1.47' by the southerly face of supporting column C to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 42"E 28.39' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column D; thence,
 The following courses and distances by the northerly, westerly and southerly faces of support column D;
 S89° 47' 56"W 1.30';
 S00° 12' 04'E 4.20';
 N89° 47' 56"E 0.77';
 S00° 12' 04'E 2.97';
 N89° 47' 56"E 0.91' to a point at the westerly face of a concrete retaining wall;
 S02° 52' 46"W along said westerly face of concrete retaining wall 55.20' to a point; thence,
 Continuing along said retaining wall face S00° 11' 18"E 16.37' to a drill hole in the northerly line of Merrimack Street; thence,
 S89° 48' 39"W along said line of Merrimack Street 13.93' to a point in said line of Merrimack Street and the southwest corner of Parcel 1; thence,
 N00° 07' 20"W 246.28' along the westerly line of Parcel 1 to a point in the said line of Manchester Street and northwest corner of Parcel 1; thence,
 N89° 49' 48"E 16.84' along said line of Manchester Street to the point of beginning of this easement.

Grantor shall have no duty to maintain or to contribute to the expense of maintaining said driveway or driveway ramps

Containing 3958.89 square feet more or less and shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15.. Recorded in the Hillsborough County Registry of Deeds as Plan No. 38526.

Also Reserving and retaining an easement over Parcel I for the roof overhang, walkway, stairs and footings servicing or are part of the existing fire station and for ingress and egress to or from the existing fire station building using said stairs and walkway said easement being more particularly described as follows:

Beginning at the southwest corner of the above described easement for roof overhang and footings; thence,
By the southerly line of said easement N89°49'30"E 4.58' to a point in the new lot line along the west side of the existing fire station; thence,
S00° 12' 04"E 2.01' by the westerly face of supporting column B to the southerly face of said column B; thence,
N89° 47' 56"E 1.47' by the southerly face of supporting column B to the westerly face of the foundation wall of the exiting fire station; thence,
S00° 10' 17"E 17.94' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column C; thence,
S89° 47' 56"W 1.49' by the northerly face of supporting column C to the westerly face of said column C; thence,
S00° 06' 57"E 3.51 by the westerly face of supporting column C to the southerly face of said column C; thence,
N89° 47' 56"E 1.47' by the southerly face of supporting column C to the westerly face of the foundation wall of the exiting fire station; thence,
S00° 10' 42"E 28.39' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column D; thence,
The following courses and distances by the northerly, westerly and southerly faces of support column D;
S89° 47' 56"W 1.30';
S00° 12' 04"E 4.20';
N89° 47' 56"E 0.77';
S00° 12' 04"E 2.97';
N89° 47' 56"E 0.91' to a point at the westerly face of a concrete retaining wall; thence,
S02° 52' 46"W along said westerly face of concrete retaining wall 4.47' to a point;
thence,
By a new easement line S89°57'03"W 6.18' to a point; thence,
N00°10'30"W 63.47' by a new easement line to the point of beginning of this easement.

Containing 369.41 square feet more or less and shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut

Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15..
Recorded in the Hillsborough County Registry of Deeds as Plan No. 38525.

Also reserving and retaining of easement over Parcel I for the roof overhang and footings of the existing fire station more particularly described as follows:

Beginning at the northeast corner of supporting column A as described above; thence, S88° 31' 04"W 1.02' by the northerly face of supporting column A to the westerly face of said column A; thence,

S00°12' 04"E 3.00' by the westerly face of supporting column A to the southerly face of said column A; thence,

N89° 47' 56"E 0.50' by the southerly face of supporting column A to the westerly face of the foundation wall of the exiting fire station; thence,

S00° 12' 05"E 34.05' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column B; thence,

S89° 47' 56" W 1.49' by the northerly face of support column B to the westerly face of support column B; thence,

S89°49'30"W 4.58' by a new easement line to a point; thence,

N00°10'30"W 41.55' by a new easement line to a point; thence,

N89°49'27" 6.58' by a new easement line to the point of beginning of this easement.

Containing 252.71 square feet more or less and shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15..
Recorded in the Hillsborough County Registry of Deeds as Plan No. 38525.

Parcel II

A certain tract or parcel of land located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Beginning at a Mag Nail set at the northwest corner of the parcel herein described, said point being on the southerly sideline of Merrimack Street and 160.00' west of the easterly sideline of Chestnut Street; thence,

N89°48'41"E along the said line of Merrimack Street 116.00' to a Mag Nail set; thence,

Continuing along the said line of Merrimack Street N89°48'41"E 10.00' to point; thence,

On a tangent curve to the right with a radius of 15.00' an arc length 23.57' to a Mag Nail set at the westerly sideline of Pine street; thence,

S00°10'11"E along the said line of Pine Street 75.40' to a Mag Nail set; thence,

S89°52'46"W 141.08' along a new line and the northerly line of parcel shown as Map 73 Lot 30 to a point; thence,

N00°07'21"W 90.24' by the easterly line of parcel shown as Map 73 Lot 30A to the point of beginning.

Containing 12,691 square feet more or less.

Meaning and intending to convey Map 73, Lot 30-1 as shown on plan entitled "Subdivision Plan for City of Manchester Tax Map 73; Lots 30 and 30A. Merrimack, Pine, Central & Chestnut Streets, Manchester, NH". Dated September 30, 2013 and recorded in the Hillsborough County Registry of Deeds as Plan No. 38526.

Parcel III

A certain tract or parcel of land located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Beginning at a 1" iron rod with cap set at the northwest corner of the parcel herein described, said point being the intersection of the southerly sideline of Merrimack Street and the easterly sideline of Chestnut Street; thence, N89°48'41"E along the said line of Merrimack Street 160.00' to a Mag Nail set; thence, S00°07'21"E 90.24' by a new line and along the westerly line of parcel shown as Map 73 Lot 30-1 to a point in the northerly line of land of the United States of America; thence, S89°52'46"W 160.00' along the said line of the United State of America to a drill hole set at the easterly sideline of Chestnut Street; thence, N00°07'21"W along the said line of Chestnut Street 90.05' to the point of beginning.

Containing 14,423 square feet more or less.

Meaning and intending to convey Map 73, lot 30A as shown on plan entitled "Subdivision Plan for City of Manchester Tax Map 73; Lots 30 and 30A. Merrimack, Pine, Central & Chestnut Streets Manchester, NH". Dated September 30, 2013 and recorded in the Hillsborough County Registry of Deeds as Plan No. 38526.

The above described parcel is subject to all easements of record including: an existing fuel tank easement recorded in the Hillsboro County Registry of Deeds in Book 2598 page 454, and an existing access easement recorded in the Hillsboro County Registry of Deeds in Book 2598 page 454. Both shown on said plan.

Also reserving and retaining a perpetual easement and right to pass the repass by foot, machine, or motor vehicle and to install, build, operate, maintain, repair, rebuild, replace or enlarge, in whole or in part utilities within the utility easement as shown on said plan which easement shall run with the grantor's land and the title to such property and be binding on the grantee, its heirs and assigns and any person who shall acquire title to Parcel III.

Motor vehicles may be parked within the easement area. A parking garage or structure may be constructed over the easement area if, and only if, the Director of Public Works for the City of Manchester, New Hampshire has **reviewed and approved in writing** the

design and construction of said parking garage or structure to insure that the weight loading of the parking garage or structure will not impact the utilities located within the easement area and that access to any manhole structure and utilities located within the easement area remains unimpeded and further to ensure that a height clearing of ten (10) feet to seventeen (17) feet is maintained over the easement area to allow access by any sort of maintenance, repair, servicing or construction equipment. Such written approval shall not be unreasonably withheld.

Said easement being more particularly described as follows:

Beginning at a 1" iron rod with cap set at the northwest corner of the parcel herein described, said point being the intersection of the southerly sideline of Merrimack Street and the easterly sideline of Chestnut Street; thence, N89°48'41"E along the said line of Merrimack Street 155.55' to a point; thence, the following courses and distances along new easement lines, S00°02'29"E 23.58' to a point, S89°57'31"W 155.52' to a point in the said line of Chestnut Street; thence, N00°07'21"W 22.88' to the point of beginning.

Containing 3589.7 sq. ft. to be the same more or less.

The foregoing conveyance of Parcel I, Parcel II and Parcel III is made on the specific condition that for a period of time equal to five (5) years from the recording of this Quitclaim Deed in the Hillsborough County Registry of Deeds the within Grantee or any subsequent owner of Parcel I, Parcel II or Parcel III shall pay real estate taxes on Parcel I, Parcel II and Parcel III, or a payment in lieu of taxes ("PILOT") equal to real estate taxes based on the full tax rate, including municipal, local school, state school and county rates, applied to the full assessed value of the premises, irrespective of the Grantee's or subsequent owner's taxable status.

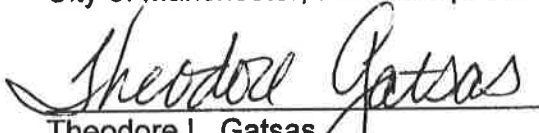
IN WITNESS WHEREOF, the City of Manchester has caused this deed to be executed in its name and on its behalf by Theodore L. Gatsas, Mayor this 30th day of June, 2015.

Signed in presence of:



 Witness

City of Manchester, New Hampshire




 Theodore L. Gatsas
 Mayor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, SS

Before me, the undersigned officer, personally appeared Theodore L. Gatsas, Mayor of the City of Manchester, known to me to be the person whose name is subscribed to the foregoing deed, and who acknowledged that he executed the same for the purposes contained therein.

June 30, 2015



Peter R. Chiesa
Justice of the Peace
My commission expires: July 24, 2018



City of Manchester
Planning & Community Development
One City Hall Plaza-West Wing
Manchester, NH 03101
(603) 624-6475
www.manchesternh.gov

Leon L. LaFreniere, AICP
Director

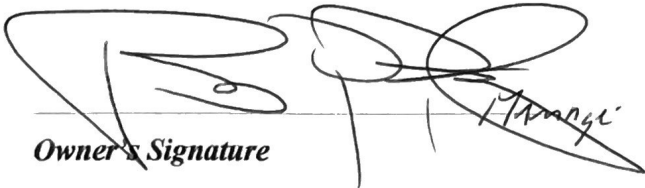
Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

AFFIDAVIT FORM

I, the undersigned, owner of the property at Tax Map 73 Lots 1, 30A, and 31
hereby verify that I have authorized Fuss and O'Neill to apply to
the Planning & Community Development Department of the City of Manchester, New Hampshire, for the
following:

Zoning Board of Adjustment variance application, Site Plan
and Conditional Use applications, and any other application
required by the City of Manchester related to the affordable
housing development projects for the above listed properties.


Owner's Signature

Francis P. Rich
Printed Name

351 Chestnut Street LLC
Address of Owner 351 Chestnut Street
Manchester NH 03101

2/16/22
Date



City of Manchester
Planning & Community Development
One City Hall Plaza-West Wing
Manchester, NH 03101
(603) 624-6475
www.manchesternh.gov

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

AFFIDAVIT FORM

I, the undersigned, owner of the property at Tax Map 73 Lots 1, 30A, and 31
hereby verify that I have authorized Scott Shaw / Lincoln Avenue Capital to apply to
the Planning & Community Development Department of the City of Manchester, New Hampshire, for the
following:

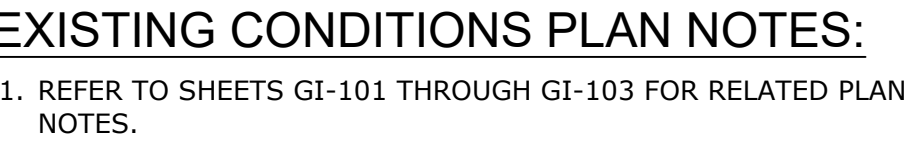
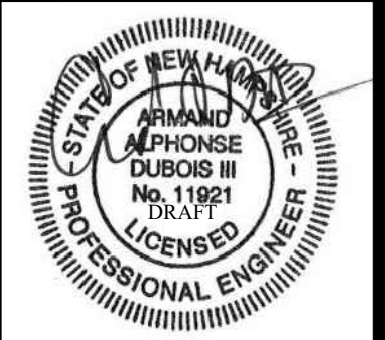
Zoning Board of Adjustment variance application, Site Plan
and Conditional Use applications, and any other application
required by the City of Manchester related to the affordable
housing development projects for the above listed properties.



Owner's Signature

Francis P. Rich Jr.
Printed Name

351 Chestnut Street Manchester NH 03101
Address of Owner

3/23/22
Date

[illegible]

SCALE:	
HORZ.:	20
VERT.:	
DATUM:	
HORZ.:	
VERT.:	
	
GRAPHIC SCALE	



FUSS & O'NEILL
59 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.666.6825
www.fuss.com

RESIDENCES AT CHESTNUT
BUILDING 1
CIVIL EXISTING
CONDITIONS PLAN
TAX MAP 73 LOT 1
351 CHESTNUT STREET
MANCHESTER
NEW HAMPSHIRE

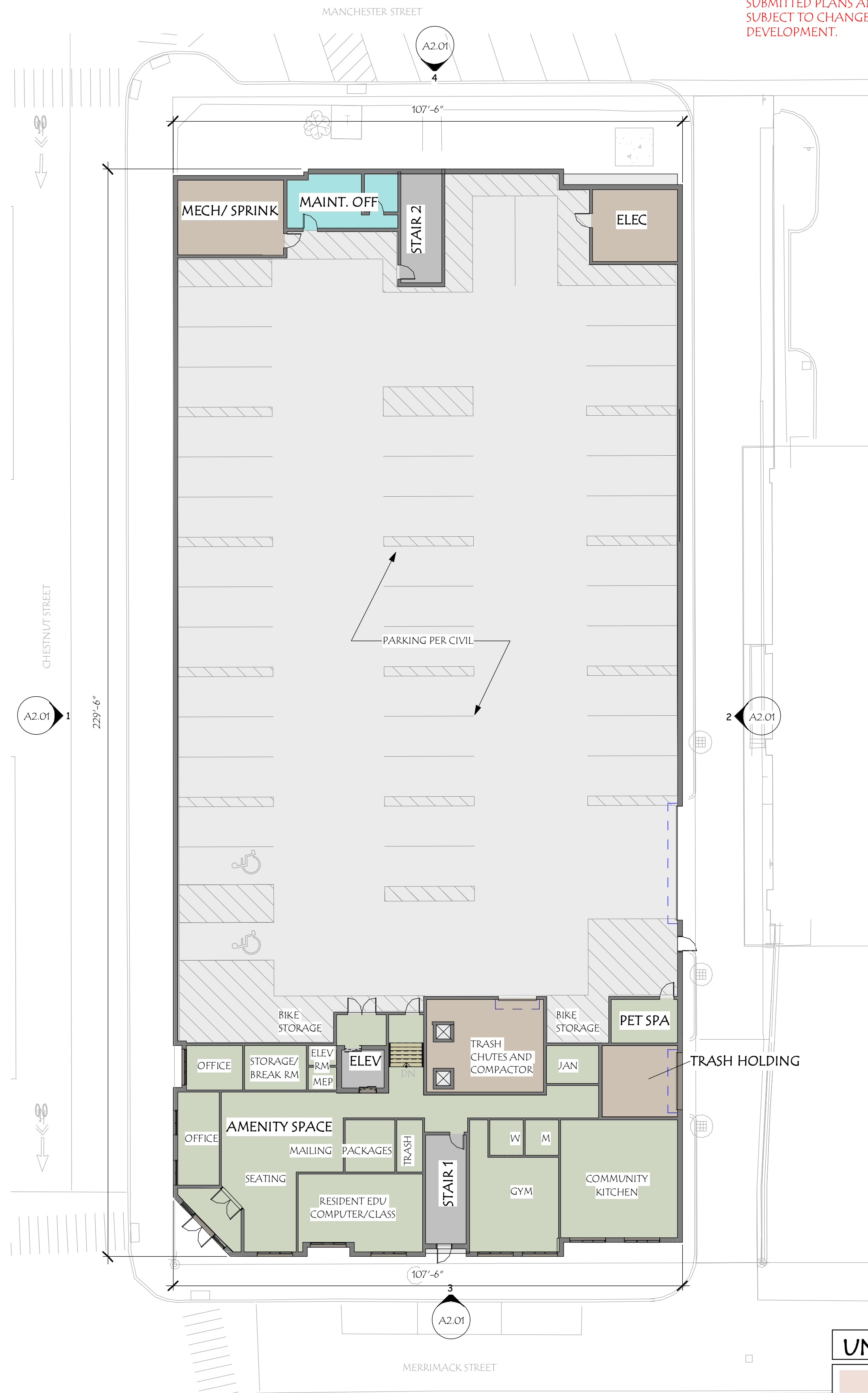
PROJ. No.: 20211191.A10
DATE: MAY 2022

EX-101

SUBMITTED PLANS AND ELEVATIONS ARE CONCEPTUAL AND
SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENT
DEVELOPMENT.



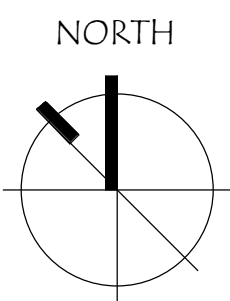
2 FLOOR PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN - GARAGE / LOWER AMENITY
SCALE: 1/16" = 1'-0"

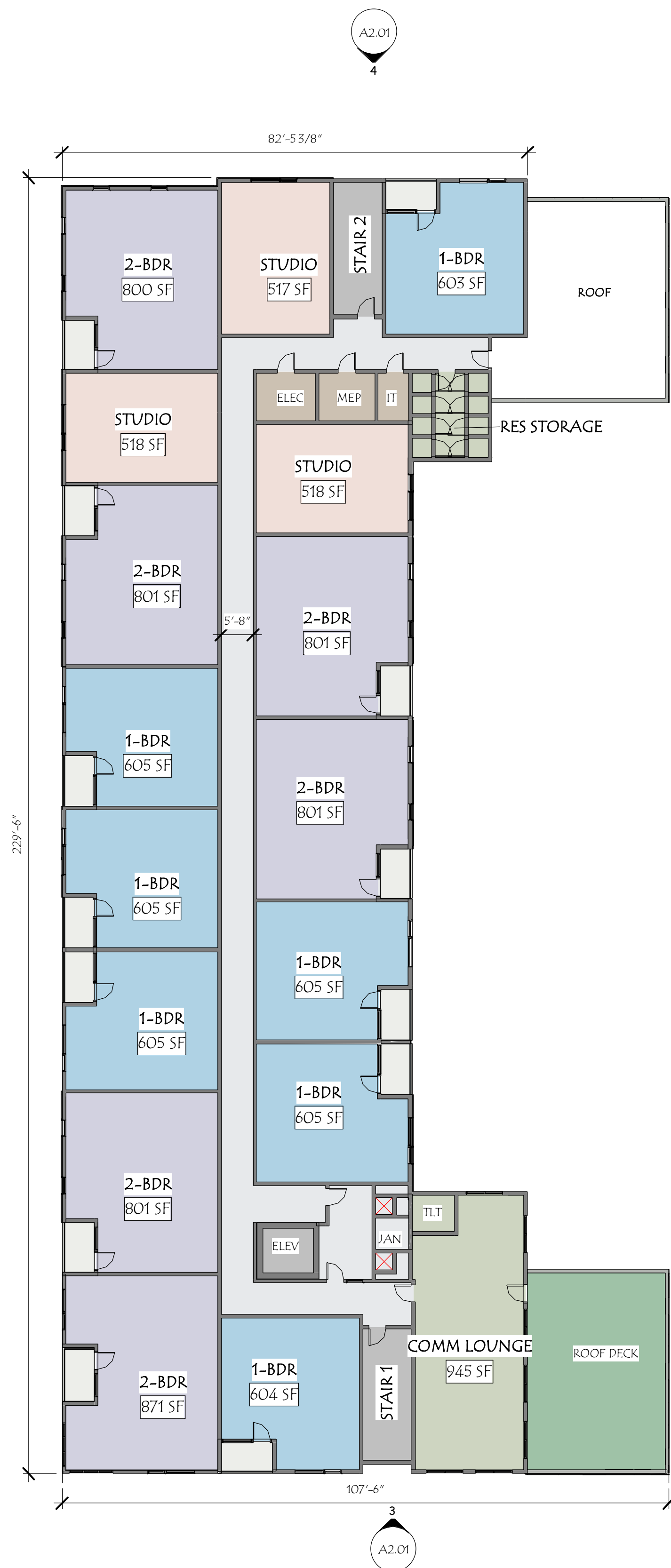
UNIT MATRIX : BLDG 1	
STUDIO	19
1-BEDROOM	41
2-BEDROOM	38
TOTAL:	98

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 1 (CHESTNUT STREET)

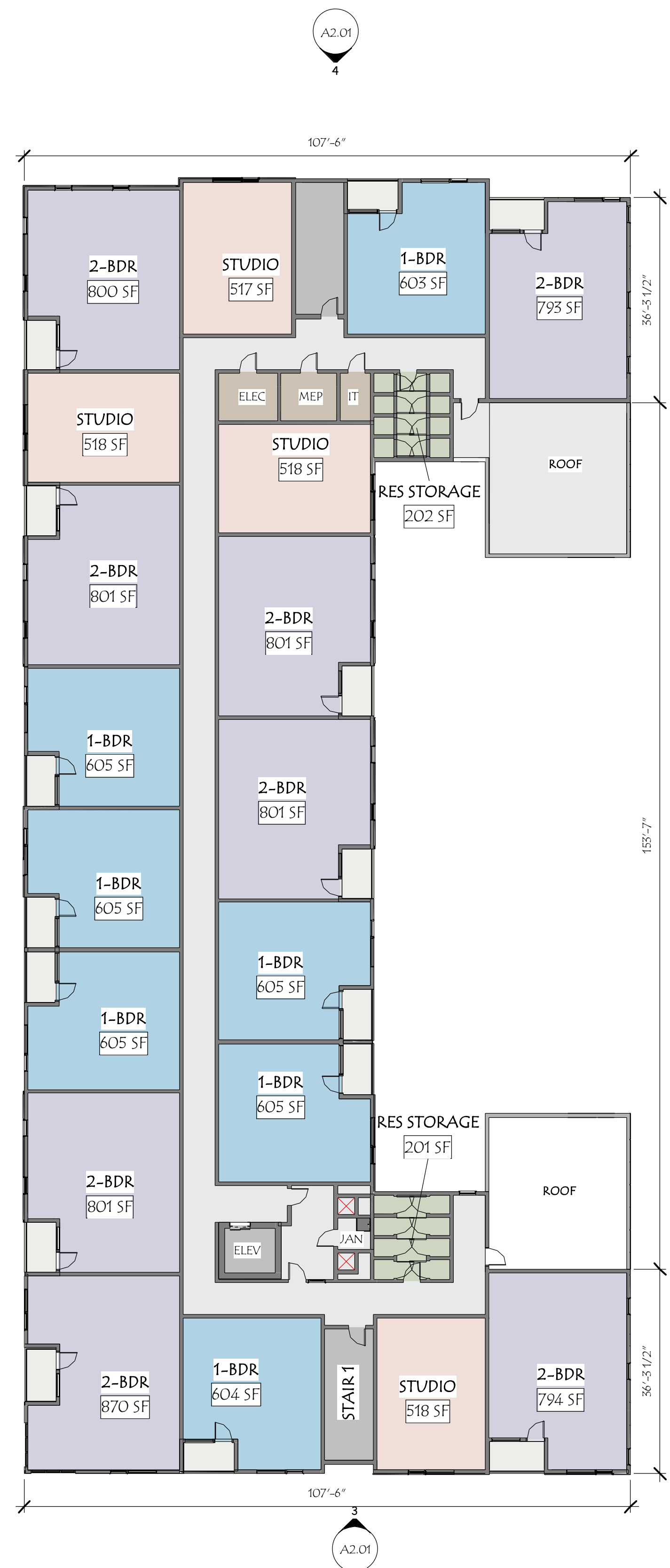


Date: MAY 2022
Project No.: 2022003

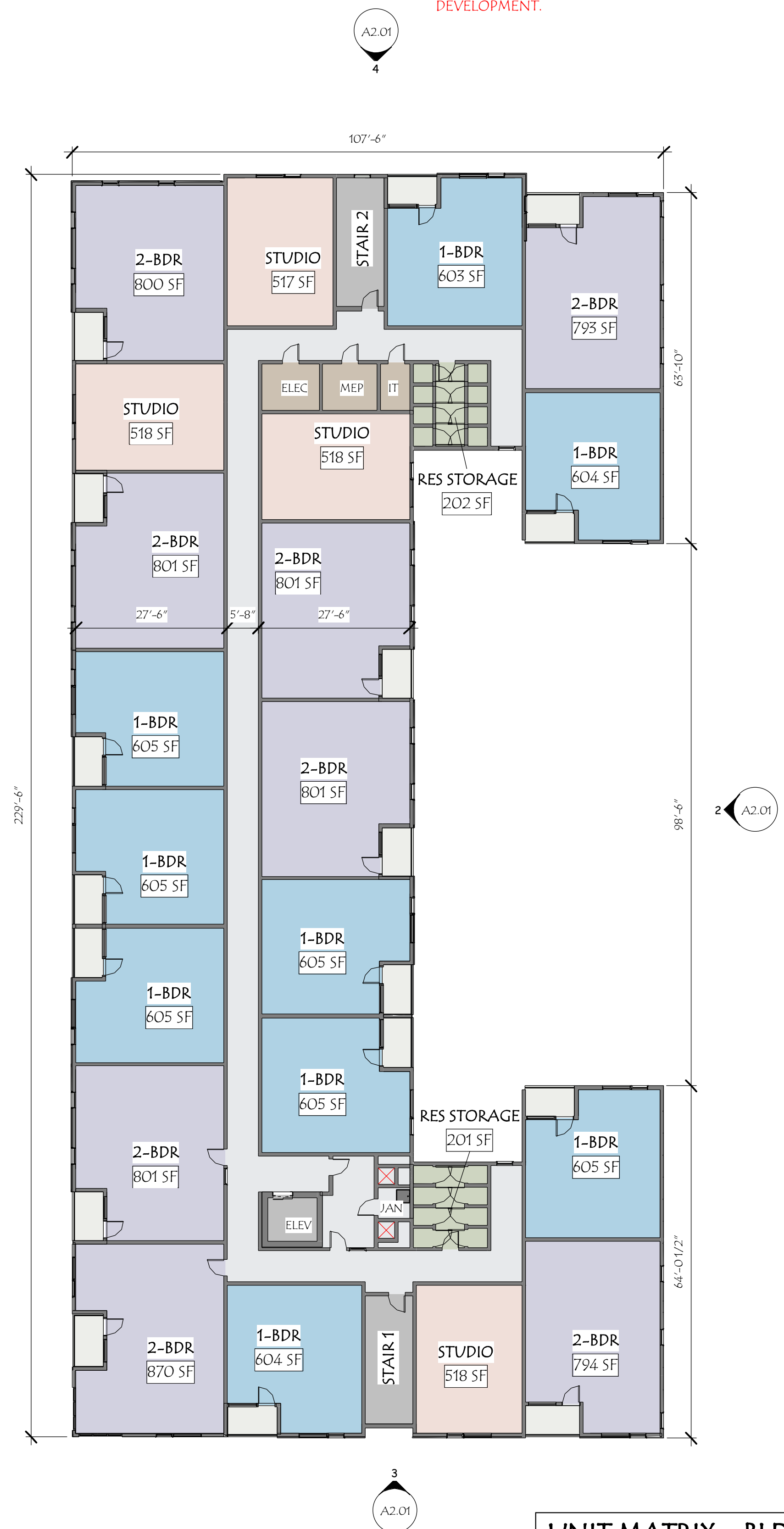
ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202



3 FLOOR PLAN - FIFTH FLOOR
SCALE: 1/16" = 1'-0"



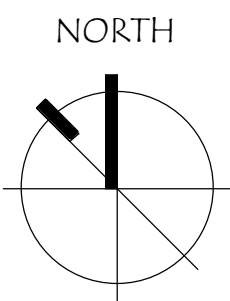
2 FLOOR PLAN - FOURTH FLOOR
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN - SECOND-THIRD FLOOR
SCALE: 1/16" = 1'-0"

UNIT MATRIX : BLDG 1	
STUDIO	19
1-BEDROOM	41
2-BEDROOM	38
TOTAL:	98

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 1 (CHESTNUT STREET)



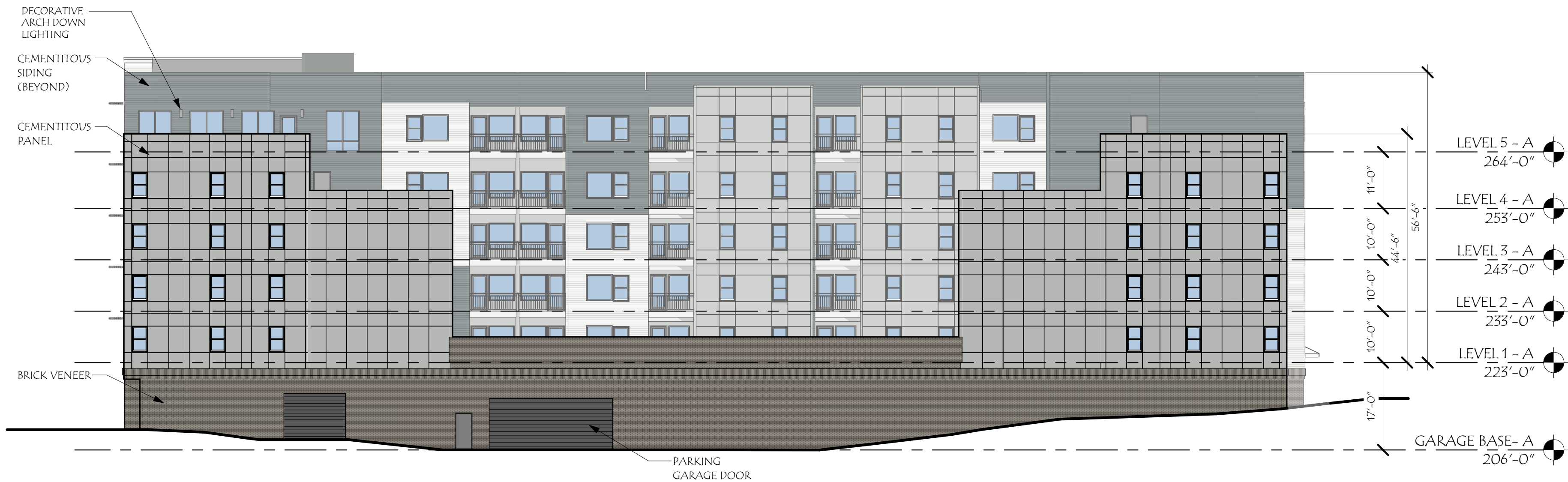
Date: MAY 2022
Project No.: 2022003

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202



4 ELEVATION - MANCHESTER STREET (NORTH)

SCALE: 1/16" = 1'-0"



2 ELEVATION - ALLEY (EAST)

SCALE: 1/16" = 1'-0"



3 ELEVATION - MERRIMACK STREET (SOUTH)

SCALE: 1/16" = 1'-0"



1 ELEVATION - CHESTNUT STREET (WEST)

SCALE: 1/16" = 1'-0"

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 1 (CHESTNUT STREET)